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**Z-2529  
EVA GAETA  
I3 TO GB**

**STAFF REPORT  
April 11, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the land owner, is requesting rezoning of a lot located on the west side of N. 18<sup>th</sup> Street, just north of Schuyler Avenue. This site is located one lot north of 1726 Schuyler Avenue. The petitioner would like to expand her existing business, Gaeta Auto Sales, to include this property. The site is located in Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The lot in question is currently an island of I3 zoning surrounded on all sides by GB zoning. The neighboring lots were rezoned from Industrial to GB by three separate petitions taking place in the years 1973, 1987, and 1998 (Z-596, 1317, and 1799). What was left behind is now a spot zone of I3.

This site is part of the Monon Neighborhood but is not included in the “North End of Monon Neighborhood” rezone request on the same agenda (Z-2525 City of Lafayette), because that rezone only includes residentially zoned properties in the north end.

**AREA LAND USE PATTERNS:**

The site is currently an unimproved gravel lot. Gaeta Auto Sales is adjacent to the south of the site and a general contractor is located to the north. Commercial uses line Schuyler Avenue in the vicinity of this request as well as to the west; a few blocks to the east of 18<sup>th</sup>, Schuyler becomes more solidly residential. Located along the road are a funeral home, a bowling alley, a used car dealership, a bar, convenience store, a manufacturing business and a few contractors.

This area has steadily transitioned from industrial uses to commercial uses. The 1981 *Comprehensive Plan* calls for a change from heavy industry to light industry uses/zoning in this area of Lafayette.

**TRAFFIC AND TRANSPORTATION:**

North 18<sup>th</sup> Street (north of Schuyler) is classified as a local road according to the *Thoroughfare Plan*. The site already has an entrance on 18<sup>th</sup> Street. As with the I3 zone, all customer parking spaces, maneuvering aisles and areas where cars are stored for sale must be paved.

**STAFF COMMENTS:**

Petitioner has indicated that she wishes to expand her existing car dealership to include this lot. Gaeta Auto Sales is adjacent to the south and is currently zoned GB. Automotive sales are not permitted in the I3 zone so this rezone is necessary if petitioner wishes to expand as GB is the only zone that permits auto dealers.

Because no neighborhood plan is in place, staff relies on the 1981 *Comprehensive Plan* to guide staff's recommendation. The urban land section of this document recommends that this area of the Monon Neighborhood transition to light industrial uses. However over the years, the transition that has occurred has been from light industrial uses to heavy commercial uses.

In the immediate area of this rezone all zoning changes have been to General Business. This site has been omitted from all prior requests turning the site into a spot of I3 zoning amongst a sea of GB zoning. The proposed rezone is needed to expand an existing commercial use. Staff can support this rezone based on the fact that adjacent properties have been zoned to General Business and a majority of existing uses along the corridor are commercial in nature.

**STAFF RECOMMENDATION:**

Approval